

Routine Repairs Needed To Keep Value of House

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It has been said that the first person to greet you when you remodel your home is the tax assessor.

While there is truth in that and probably always will be, a great many things can be done to an older house to keep it livable and hold its value without attracting the assessor's pencil.

A man I know found paint peeling on a patch of his bathroom wall. He assumed pipes were sweating inside the wall, a temporary condition, flaked off the paint, repainted, and waited. It peeled again.

SO HE inspected the bathroom area carefully and found hairline cracks in the grouting between tiles in his stall shower. It was on the same side as the peeling paint. It became obvious that water was seeping into the wall space from the shower and wetting the inside of the plaster enough to cause the peeling. What really concerned him was that the water almost certainly would also cause rot-

ting of the wood framing and deterioration of his house.

In his case, he called in a tile man because he didn't know how serious his problem was and wanted an expert to judge and fix it. It's possible he could have fixed it himself, with less certain results.

The point is that a combination of such small repairs over the years will allow a house to grow old gracefully, holding its value, serving generations with whatever charm and idiosyncracies it has. The lack of such repairs can lead to deterioration, declining value, and squalor.

TAX ASSESSORS do not increase the tax assessment value of a house because of maintenance repairs. Most of them, in fact, would encourage painting, repairing, and care for they know as well as any other concerned citizen that healthy housing contributes to a healthy city, literally and figuratively.

Some tax assessors even issue a list of repairs on a dwelling that will not cause

an increase in tax assessment. San Francisco County is an example. In an effort to publicize that fact and encourage maintenance, the San Francisco Real Estate Board printed a folder showing the assessor's list, and distributed it to the public through their board members.

It's easy to recognize that keeping a house in good repair can prevent slums and substandard housing from blighting a neighborhood. It isn't always so apparent that upkeep contributed to the value of your house when you sell.

A SOUND house that obviously has had good care brings top dollar. But let the prospect see a few signs of neglect and he'll wonder what he can't see; down goes his willingness to buy.

The man with the cracks between tiles in his shower could have ignored the peeling paint or made a half-hearted attempt at repair. He didn't intend to live there all his life anyway. Chances are, though, that a termite inspector or the Realtor handling his property would recognize the defect and the owner would have to fix it before selling, in an advanced state of decay, at greater expense.

As a Realtor, I see houses on the market with niceties of living that no longer operate. Intercom systems, for instance, were often put into houses a few years ago as a nicety to help them sell. They're useful, pleasant. Some new houses still have them. But many of those intercom systems became inoperative in older houses and when the owner pre-

pared his house for sale, he had to decide either to fix it for the best possible impression, or let it go because it wasn't important.

I WOULD advise him to fix it. I wonder if he and his family will realize then that had he fixed it earlier, when it first stopped working, they could have continued to enjoy a facility of that house he now offers a buyer as an incentive.

What can happen to an intercom system can happen to a light fixture, a towel rack, a window, wallpaper, paint—all of these things can be put off, not fixed,

not renewed. But why deprive yourself and your family of the pleasure of a house where everything works, where care puts color and warmth and livability into it? Why achieve that only when it's time to sell, or not at all?

To one extent or another I suspect most of us are guilty of that.

Seaman Appren, Luis F. Velarde, USN, son of Mr. and Mrs. Robert L. Velarde of 3250 W. 230th St., is serving aboard the amphibious assault carrier USS Princeton.



RARE CARDS . . . A collection of antique Christmas cards is now being exhibited at the Del Amo Center along with a collection of original paintings by Norman Rockwell. The Christmas card collection, on loan from the Hallmark Historical Collection, features 75 rare cards, including a replica of the first commercially published Christmas card, published in London in 1843. The Rockwell collection includes 18 original water colors and four pencil sketches. The exhibits will continue through Saturday, according to Tom McGuire, president of the Del Amo Merchants Association and manager of Silverwoods Del Amo.

At El Camino

Theater for Deaf To Appear Sunday

Seats are now on sale at the box office for the presentation of the National Theatre for the Deaf at El Camino College Auditorium Sunday.

The theater group will also give a performance at the Scottish Rite Auditorium in Los Angeles Saturday.

Unanimously praised in the national press during its first two cross-country tours last season, The National Theatre of the Deaf is a theater of language—a combination of the strong and graceful language of the deaf with mime, dance, manual sign language, music and

movement, with simultaneous narration, in a program of short plays and poetry.

It has been directed by some of the world's foremost directors and is performed by 13 of the most talented and virtuoso actors in the world today—who perform with words in the air.

Two narrators provide the spoken words for the hearing audiences, speaking simultaneously with the acting, the music provided by "sculptures for sound" by famed French sculptor Francois Baschet, augment the "new version" of drama performed by these actors, to whom movement and mime are a necessary part of their daily lives.

The play and poetry consist of a Kabuki offering, "The Tale of Kasane," Sheridan's "The Critic," and dramatized poetry by Blake, Lewis Carroll, Elizabeth Browning, e. e. cummings, and Ranier Maria Rilke.

Czue Sets Activities For Teens

A new season of activities for the Czue Teen Center on Fisherman's Wharf begins this week, according to the Redondo Beach Recreation and Parks Department.

In addition to the popular Saturday night dances which feature two bands, black lights and a color organ, a program of weekly activities is also featured.

Physical fitness and weight lifting is available to young men on Mondays from 6 to 10 p.m. Tuesdays feature an arts and crafts session from 6 to 10 p.m., where participants work with ceramic, resin and other art forms.

A ping-pong tournament fills the 6 to 10 p.m. time slot Wednesday evenings, and a meeting of the Czue members on Thursdays. Any teenager may attend these meetings which are instrumental in determining new programs and activities for the Czue.

Special activities ranging from fieldtrips to places of interest or full-length feature films are the feature on Friday evenings. "Open play" on Saturday afternoons offers a casual atmosphere in which to play pool, snookers, or any table games, from 1 to 5 p.m.

Albee Drama Opens

"A Delicate Balance," Edward Albee's Pulitzer prize winning play for 1967, will open Friday for eight weeks in the newly refurbished Palos Verdes Players Theater, 2514 Via Tejon, Malaga Cove, Palos Verdes Estates.

Henry Salomon is directing this timely play which mirrors one of the major problems of modern living—alienation, lack of communication, and ennui.

The cast features Jerry Jeffery, Matt Bond, Yvonne Allen, Jo Lasman, Nora Ullrich, and Jack Drake.

The play will be performed weekends through the month of December with the curtain time at 8:30 p.m. Ticket reservation and group reservations may be made by calling PV Players.

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